

**Grantee: Cook County, IL**

**Grant: B-11-UN-17-0001**

**October 1, 2012 thru December 31, 2012 Performance Report**

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**Grant Number:**

B-11-UN-17-0001

**Obligation Date:****Award Date:****Grantee Name:**

Cook County, IL

**Contract End Date:**

03/14/2014

**Review by HUD:**

Reviewed and Approved

**LOCCS Authorized Amount:**

\$7,776,324.00

**Grant Status:**

Active

**QPR Contact:**

Lesa Carey

**Estimated PI/RL Funds:****Total Budget:**

\$7,776,324.00

**Disasters:****Declaration Number**

NSP

**Narratives****Summary of Distribution and Uses of NSP Funds:**

Cook County determined the potential areas of greatest need for targeting of NSP3 funds through a comprehensive review of HUD data estimates of foreclosures needs and foreclosure-related needs scores at the census tract level for the 131 suburban municipalities. The 37 municipalities separated by geographic region, with a minimum foreclosure needs score of 17 are indicated in the Eligible Target Areas Table in the Appendix. Given limited funding and resources under NSP3, Cook County has further defined its target areas to focus efforts in communities that face an increased incidence of foreclosures as well as ongoing economic instability. Towards this end, Cook County will be prioritizing NSP 3 assistance to community areas with a minimum foreclosure needs score of 19 or 20 that have previously benefitted from specifically designated significant assistance under NSP1. Chicago Heights and Maywood are the two communities where NSP1 was heavily focused and the County felt those two cities could make a larger impact. Both communities have multifamily buildings that are abandoned, vacant or foreclosed.

**How Fund Use Addresses Market Conditions:**

The jurisdiction certifies that it will comply with the Dodd-Frank Wall Street Reform and Consumer Protection Act and Title XII of Division A of the American Recovery and Reinvestment Act of 2009 by spending 50 percent of its grant funds within 2 years, and spending 100 percent within 3 years, of receipt of the grant.

**Ensuring Continued Affordability:**

All NSP3-assisted housing units will be subject to the following minimum affordability restrictions. The affordability period is determined on the amount of NSP3 assistance on a per-unit basis. For the units that undergo reconstruction (replacement of an existing unit with a new, comparable unit), the affordability period will automatically be 20 years.

- Under \$15,000 = 5 Years
- \$15,000 - \$40,000 = 10 Years
- Over \$40,000 = 15 Years
- New Construction/Reconstruction = 20 Years

Cook County may elect to require longer affordability periods on a project by project basis subject to community need. Cook County will ensure these long term affordability restrictions through the use of a mortgage that will be recorded against the property title. If an owner who has been assisted through this program for the development of rental housing transfers title of the property before the affordability period expires, the deed restrictions related to income targeting, occupancy and property conditions will remain in full force and effect until the term of the affordability has expired.

If a homebuyer receives assistance through this program, such assistance provided by Cook County will be subject to recapture in the event that a transfer of title occurs sale of the property, or failure of the homebuyer to maintain the unit as their principal residence.

The County will establish the actual amount of the assistance originally provided to the homebuyer to be recaptured (repayment based on the above detailed forgiveness schedule) based on the availability of net proceeds. Net proceeds are hereby defined as any amount remaining after the sale price minus any superior loan or lien repayment has been made and reasonable seller closing costs have been deducted.

Throughout the affordability period, the County will monitor NSP-assisted rental units to ensure that the units are affordable and that the property or properties continue to meet minimum housing quality standards. For NSP-assisted homebuyer units, the County will monitor to



ensure that the assisted household occupies the property as their principal residence.

The following affordability period restrictions shall apply to each NSP homebuyer assisted-unit, except as otherwise pre-approved by COUNTY in writing:

Amount of Grant or Loan

Affordability Period

Terms

Recapture Back to Cook County

Under \$15,000 per unit

Homebuyer: 5 years

Nothing is forgiven Years 1-5. 100% due back if homebuyer fails to maintain as principal residence, sells or transfers title within first 5 years

100% due; all is forgiven after year 5

\$15,000 to \$40,000 per unit

Homebuyer: 10 years

Nothing is forgiven Years 1-5. 100% due back if homebuyer fails to maintain as principal residence, sells or transfers title within first 5 years.

Partial forgiveness after year 5

100% due; year 1 to 5, beginning year 6, 20% of balance is forgiven per year, all is forgiven after year 10

\$40,000+ per unit

Homebuyer: 15 years

Nothing is forgiven

### **Ensuring Continued Affordability:**

Years 1-10. 100% due back if homebuyer fails to maintain as principal residence, sells or transfers title within first 10 years. Partial forgiveness after year 10

100% due; year 1 to 10, beginning year 11, 20% of balance is forgiven per year, all is forgiven after year 15

### **Definition of Blighted Structure:**

A blighted structure is any structure unfit for use, habitation, or dangerous to persons or other property. In addition, a structure is blighted when it exhibits objectively determinable signs of deterioration sufficient to constitute a threat to human health, safety, and public welfare. This includes structures showing evidence of physical decay or neglect, excessive use, or lack of maintenance. Characteristics may also include any nuisance conditions including but not limited to:

Any Nuisance as defined by law, or

(a) Any residential property that poses a public nuisance which may be detrimental to the health or safety of children whether in a building, on the premises of a building, or upon an unoccupied lot. This includes, but is not limited to: abandoned wells, shafts, basements, excavations, unclean swimming pools or spas, abandoned iceboxes, refrigerators, motor vehicles, and any structurally unsound fences or structures, lumber, trash, fences, or debris which may prove a hazard for inquisitive minors;

(b) Unsanitary conditions or anything offensive to the senses or dangerous to health including, but not limited to, the emission of odors, sewage, human waste, liquids, gases, dust, smoke, vibration or noise, or whatever may render air, food, or drink detrimental to the health of human beings;

(c) Physical conditions such as, but not limited to, old, dilapidated, abandoned: scrap or metal, paper, building materials and equipment, bottles, glass, appliances, furniture, rags, rubber, motor vehicles, and parts thereof; or

(d) Physical conditions posing fire hazards,

(e) Physical conditions posing a hazard such as but not limited to dead or damaged trees.

### **Definition of Affordable Rents:**

For the purposes of NSP3, Cook County will utilize three definitions of Affordable rents to determine the maximum allowable rent for NSP-assisted units. These rent levels include utilities. If the tenant pays utilities, a utility allowance must be subtracted from the maximum allowable rent to determine the maximum contract rent. Utility allowances shall be calculated as they are currently calculated for Cook County HOME Program rental housing projects. Cook County will review and approve the rents charged on an annual basis. The rent limits shall be updated by HUD on an annual basis, and distributed by Cook County to all owners and property managers.

Low-Income (Set-aside): For NSP3-assisted units designated as set-aside units (those occupied by households earning less than 50% of the area median income), rents shall not exceed the limits established by the HOME Investment Partnerships Program for very low-income families (24 CFR Part 92.252(b)), otherwise known as low HOME rents.

>Moderate-Income: For NSP3-assisted units occupied by households earning between 51 and 80% of the area median income, rents shall not exceed the maximum limits established by the HOME Investment Partnerships Program (24 CFR Part 92.252(a)), otherwise known as high HOME rents.

>Middle-Income: For NSP3-assisted units occupied by households earning between 81 and 120% of the area median income, rents shall not exceed 110% of Fair Market Rents (FMR) for comparable units in the area as established by HUD under 24 CFR 888.111.

### **Housing Rehabilitation/New Construction Standards:**

All rehabilitated properties shall, upon completion of the rehabilitation, comply with the minimum requirements of the International Property Maintenance Code, 2003 Edition, Chapters 2 through 8, or the corresponding chapters of the version of the Property Maintenance Code in force in the jurisdiction in which the property is located. Provisions of the Cook County housing rehabilitation standards shall supersede the Property Maintenance Code where more stringent, or protective, or in disallowance of work as ineligible. At no time shall a standard, specification or code be permitted that is less stringent than the minimum property standard hereby adopted for Cook County NSP3.

The International Property Maintenance Code, 2003 (IPMC)

- Applicable codes of the local jurisdiction (only if more prescriptive than the above referenced International maintenance or property codes)
- Manufacturer Standards and Installation Instructions
- Residential Construction Performance Guidelines for Professional Builders and Remodelers
- The Cook County Material and Workmanship Standards
- Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings
- Regulation on Lead-Based Paint Hazards in Federally-Owned Housing and Housing Receiving Federal Assistance, and the EPA Renovation, Repair and Painting Program Final Rule
- Residential Remodeling and Universal Design: Making Homes More Comfortable and Accessible
- Uniform Federal Accessibility Standards (UFAS)

Substandard dwellings that cannot be brought into compliance with the Cook County housing rehabilitation standards and applicable code requirements shall be deemed not suitable for rehabilitation and shall not be rehabilitated. If the cost of rehabilitation exceeds 50% of the appraised market value of the property, the property may be a candidate for demolition and reconstruction.

Reconstructed property shall be subject to property standards established by the Cook County NSP Program for new construction of residential units.

Each item of work conducted under Cook County NSP3 shall contribute to one or more of the following priorities, and items that do not contribute to one or more of the following priorities shall not be done. Conditions, the addressing of which contribute to achieving the following, shall be or should be considered to be substandard conditions, depending upon their seriousness and status of compliance with the applicable codes, standards and guidelines.

**PRIORITIES:**

- Meet all applicable code requirements
- Protect health and safety of occupants and make the unit a Heal

**Housing Rehabilitation/New Construction Standards:**

thy Home

- Control or eliminate lead hazards
- Improve or maintain affordability
- Improve comfort, livability, basic privacy and accessibility
- Protect and extend the life expectancy of the dwelling
- Provide critical storage, work or living space
- Adhere to the principles of green building
- Improve the appearance (street presence) of the property

Improve marketability of the property

**Vicinity Hiring:**

As of June 2010, both proposed target areas suffered from unemployment rates of 10 percent or greater. The West region target area is home to a significant number of working class households who were among the hardest hit during the recent economic downturn as it relates to both unemployment and underemployment. Many individuals in this target area were employed in the construction and industrial trades which experienced particularly significant job loss. Within the South region target area, a significant proportion of the workforce is engaged in healthcare, social and public administration. To the maximum extent feasible, Cook County will work collaboratively with the local jurisdictions and project developers to market opportunities for the hiring of employees that reside in the vicinity of NSP3 -funded projects or contract with small businesses that are owned and operated by persons residing in the vicinity of NSP3 projects. These opportunities may be construction or professional service related.

**Procedures for Preferences for Affordable Rental Dev.:**

The jurisdiction certifies that it will abide by the procedures described in its NSP3 Abbreviated Plan to create preferences for the development of affordable rental housing for properties assisted with NSP3 funds.

**Grantee Contact Information:**

Jane Hornstein (Deputy Director) Jane.Hornstein@cookcountyil.gov, 312-603-1000  
Bureau of Community Development  
69 W Washington  
Suite 2900  
Chicago, IL 60602

Overall	This Report Period	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$7,776,324.00
<b>Total Budget</b>	\$2,003,123.48	\$7,776,324.00
<b>Total Obligated</b>	\$520,000.00	\$7,070,832.52
<b>Total Funds Drawdown</b>	\$1,226,611.19	\$1,710,817.72
<b>Program Funds Drawdown</b>	\$1,226,611.19	\$1,710,817.72
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00



<b>Total Funds Expended</b>	\$3,497,216.33	\$3,981,422.86
<b>Match Contributed</b>	\$0.00	\$0.00

## Progress Toward Required Numeric Targets

<b>Requirement</b>	<b>Required</b>	<b>To Date</b>
<b>Overall Benefit Percentage (Projected)</b>		0.00%
<b>Overall Benefit Percentage (Actual)</b>		0.00%
<b>Minimum Non-Federal Match</b>	\$0.00	\$0.00
<b>Limit on Public Services</b>	\$1,166,448.60	\$0.00
<b>Limit on Admin/Planning</b>	\$777,632.40	\$19,489.62
<b>Limit on State Admin</b>	\$0.00	\$19,489.62

## Progress Toward Activity Type Targets

<b>Activity Type</b>	<b>Target</b>	<b>Actual</b>
<b>Administration</b>	\$777,632.40	\$777,632.00

## Progress Toward National Objective Targets

<b>National Objective</b>	<b>Target</b>	<b>Actual</b>
<b>NSP Only - LH - 25% Set-Aside</b>	\$1,944,081.00	\$1,350,496.00

## Overall Progress Narrative:

The County has identified two areas of concentration - Chicago Heights and Maywood for the purposes of multifamily rental. 28 units have been acquired with 13 units currently under construction. 6 housing units are complete in the City of Chicago Heights.

## Project Summary

<b>Project #, Project Title</b>	<b>This Report Period</b>	<b>To Date</b>	
	<b>Program Funds Drawdown</b>	<b>Project Funds Budgeted</b>	<b>Program Funds Drawdown</b>
N11, Acquisition/Rehabilitation	\$1,207,121.57	\$6,998,692.00	\$1,691,328.10
N11 Administration, Administration	\$19,489.62	\$777,632.00	\$19,489.62



## Activities

<b>Grantee Activity Number:</b>	<b>N11 Program Administration</b>
<b>Activity Title:</b>	<b>N11-7-F</b>

**Activity Category:**

Administration

**Project Number:**

N11 Administration

**Projected Start Date:**

03/01/2011

**Benefit Type:**

( )

**National Objective:**

N/A

**Activity Status:**

Under Way

**Project Title:**

Administration

**Projected End Date:**

02/28/2014

**Completed Activity Actual End Date:**

**Responsible Organization:**

Cook County Dept. of Planning & Dev.

**Overall**

**Total Projected Budget from All Sources**

**Oct 1 thru Dec 31, 2012**

N/A

**To Date**

\$685,000.00

**Total Budget**

\$777,632.00

\$685,000.00

**Total Obligated**

\$0.00

\$777,632.00

**Total Funds Drawdown**

\$19,489.62

\$19,489.62

**Program Funds Drawdown**

\$19,489.62

\$19,489.62

**Program Income Drawdown**

\$0.00

\$0.00

**Program Income Received**

\$0.00

\$0.00

**Total Funds Expended**

\$19,989.62

\$19,989.62

Cook County Dept. of Planning & Dev.

\$19,989.62

\$19,989.62

**Match Contributed**

\$0.00

\$0.00

### Activity Description:

This activity includes support if customary and reasonable eligible program administration costs associated with the aforementioned program activities. These costs include relevant program staffing related to program administration and management including legal, financial and construction administration activities. Costs related to the preparation of this Substantial Amendment will also be charged to administration. All activity delivery costs such as appraisals, title searches and title insurance, environmental assessments, inspections, development fees, engineering studies and mitigation, market analysis, credit underwriting reports, and associated permits, will be charged to each individual project.

### Location Description:

N/A

### Activity Progress Narrative:

## Accomplishments Performance Measures

No Accomplishments Performance Measures found.

## Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

### Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

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<b>Grantee Activity Number:</b>	<b>N11-01-B</b>
<b>Activity Title:</b>	<b>Chicago Heights/Hispanic Housing</b>

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

N11

**Projected Start Date:**

03/01/2011

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

Acquisition/Rehabilitation

**Projected End Date:**

02/28/2014

**Completed Activity Actual End Date:**
**Responsible Organization:**

Hispanic Housing Development Corporation

**Overall**
**Total Projected Budget from All Sources**
**Oct 1 thru Dec 31, 2012**

N/A

**To Date**

\$2,171,305.94

**Total Budget**

\$0.00

\$2,171,305.94

**Total Obligated**

\$0.00

\$2,025,744.00

**Total Funds Drawdown**

\$577,560.18

\$1,037,087.77

**Program Funds Drawdown**

\$577,560.18

\$1,037,087.77

**Program Income Drawdown**

\$0.00

\$0.00

**Program Income Received**

\$0.00

\$0.00

**Total Funds Expended**

\$1,264,279.27

\$1,723,806.86

Hispanic Housing Development Corporation

\$1,264,279.27

\$1,723,806.86

**Match Contributed**

\$0.00

\$0.00

**Activity Description:**

Acquisition and rehabilitation of 13 housing units that have been abandoned or foreclosed upon will be used for rental to qualified households whose income is between 51 and 120% of area median income.

**Location Description:**

- 820 Peoria Chicago Heights, IL.
- 1038 Ashland Chicago Heights, IL.
- 910 Luther Chicago Heights, IL.
- 1133 Grant Chicago Heights, IL.
- 120 S. Floyd Chicago Heights, IL.
- 1301 Franklin Chicago Heights, IL.
- 74 Terry Chicago Heights, IL.
- 190 W. Raye Dr. Chicago Heights, IL.
- 1111 Schilling Chicago Heights, IL.
- 20 W. 15th St. Chicago Heights, IL.
- 456 Gail Lane Chicago Heights, IL.
- 628 Emerald Chicago Heights, IL.

**Activity Progress Narrative:**

All 22 units have been acquired and construction has begun on the first 5 units.



## Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/13

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/13
# of Singlefamily Units	0	0/13

## Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

<b>Grantee Activity Number:</b>	<b>N11-01-B-25%</b>
<b>Activity Title:</b>	<b>Chicago Heights-West/Hispanic Housing</b>

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

N11

**Projected Start Date:**

03/01/2011

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Under Way

**Project Title:**

Acquisition/Rehabilitation

**Projected End Date:**

02/28/2014

**Completed Activity Actual End Date:**
**Responsible Organization:**

Hispanic Housing Development Corporation

**Overall**
**Total Projected Budget from All Sources**
**Total Budget**
**Total Obligated**
**Total Funds Drawdown**
**Program Funds Drawdown**
**Program Income Drawdown**
**Program Income Received**
**Total Funds Expended**

Hispanic Housing Development Corporation

**Match Contributed**
**Oct 1 thru Dec 31, 2012**

N/A

\$0.00

\$0.00

\$262,485.13

\$262,485.13

\$0.00

\$0.00

\$290,097.90

\$290,097.90

\$0.00

**To Date**

\$1,954,533.16

\$1,954,533.16

\$1,350,496.00

\$262,485.13

\$262,485.13

\$0.00

\$0.00

\$290,097.90

\$290,097.90

\$0.00

**Activity Description:**

Acquisition and rehabilitation of 9 housing units that have been abandoned or foreclosed upon for rental to qualified households whose income is 50% or less of area median income.

**Location Description:**

- 1645 Hilltop Chicago Heights, IL.
- 22 E. 24th St. Chicago Heights, IL.
- 1521 Schilling Chicago Heights, IL.
- 335 E. 24th St. Chicago Heights, IL.
- 492 W. 17th St. Chicago Heights, IL.
- 278 W. 16th St. Chicago Heights, IL.
- 635 W. 15th St. Chicago Heights, IL.
- 1606 Euclid Chicago Heights, IL.
- 1238 Park Ave. Chicago Heights, IL.

**Activity Progress Narrative:**

Refer to N11-01-B for progress narrative.

**Accomplishments Performance Measures**
**This Report Period**
**Total**
**Cumulative Actual Total / Expected**
**Total**


# of Properties	0	0/9
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	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/10
# of Singlefamily Units	0	0/10

### Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

### Activity Locations

No Activity Locations found.

### Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

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<b>Grantee Activity Number:</b>	<b>N11-02-B</b>
<b>Activity Title:</b>	<b>Maywood/ Alexander</b>

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

N11

**Projected Start Date:**

10/31/2011

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

Acquisition/Rehabilitation

**Projected End Date:**

03/01/2014

**Completed Activity Actual End Date:**
**Responsible Organization:**

Cook County Dept. of Planning & Dev.

**Overall**

	<b>Oct 1 thru Dec 31, 2012</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$650,000.00
<b>Total Budget</b>	\$550,000.00	\$650,000.00
<b>Total Obligated</b>	\$550,000.00	\$550,000.00
<b>Total Funds Drawdown</b>	\$2,125.00	\$2,125.00
<b>Program Funds Drawdown</b>	\$2,125.00	\$2,125.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$2,125.00	\$2,125.00
Cook County Dept. of Planning & Dev.	\$2,125.00	\$2,125.00
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

6 units will be rehabbed for rental to qualified households.

**Location Description:**

- 1007 S. 4th Ave. Maywood, IL

**Activity Progress Narrative:**

Negotiating loan terms of a 6 unit building.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	0	0/0
	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Housing Units</b>	0	0/6
<b># of Multifamily Units</b>	0	0/6



**Beneficiaries Performance Measures**

No Beneficiaries Performance Measures found.

**Activity Locations**

No Activity Locations found.

**Other Funding Sources Budgeted - Detail**

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

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<b>Grantee Activity Number:</b>	<b>N11-03-B</b>
<b>Activity Title:</b>	<b>Maywood/ K Young Development</b>

**Activity Category:**

Acquisition - general

**Project Number:**

N11

**Projected Start Date:**

03/01/2011

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

Acquisition/Rehabilitation

**Projected End Date:**

02/28/2014

**Completed Activity Actual End Date:**
**Responsible Organization:**

Karry L Young Development LLC

**Overall**
**Total Projected Budget from All Sources**
**Total Budget**
**Total Obligated**
**Total Funds Drawdown**
**Program Funds Drawdown**
**Program Income Drawdown**
**Program Income Received**
**Total Funds Expended**

Karry L Young Development LLC

**Match Contributed**
**Oct 1 thru Dec 31, 2012**

N/A

(\$30,000.00)

(\$30,000.00)

\$0.00

\$0.00

\$0.00

\$0.00

\$281,101.57

\$281,101.57

\$0.00

**To Date**

\$378,688.13

\$378,688.13

\$500,000.00

\$0.00

\$0.00

\$0.00

\$0.00

\$281,101.57

\$281,101.57

\$0.00

**Activity Description:**

Acquisition of 18 housing units that have been abandoned and foreclosed upon for ultimate rental to qualified households whose income 50% or less of area median income. The renovation of the 18 units will be completed with HOME funds.

**Location Description:**

- 1010 Greenwood Maywood, IL.

**Activity Progress Narrative:**

Building acquired. Working on construction scope.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	0	0/18
	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Housing Units</b>	0	0/18



## Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

### Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

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<b>Grantee Activity Number:</b>	<b>N11-04-B</b>
<b>Activity Title:</b>	<b>Chicago Heights-Mecca</b>

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

N11

**Projected Start Date:**

03/01/2011

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

Acquisition/Rehabilitation

**Projected End Date:**

02/28/2014

**Completed Activity Actual End Date:**
**Responsible Organization:**

Mecca Companies Inc.

**Overall**
**Total Projected Budget from All Sources**
**Total Budget**
**Total Obligated**
**Total Funds Drawdown**
**Program Funds Drawdown**
**Program Income Drawdown**
**Program Income Received**
**Total Funds Expended**

Mecca Companies Inc.

**Match Contributed**
**Oct 1 thru Dec 31, 2012**

N/A

\$0.00

\$0.00

\$364,951.26

\$364,951.26

\$0.00

\$0.00

\$1,639,622.97

\$1,639,622.97

\$0.00

**To Date**

\$1,719,345.47

\$1,719,345.47

\$1,866,960.52

\$389,630.20

\$389,630.20

\$0.00

\$0.00

\$1,664,301.91

\$1,664,301.91

\$0.00

**Activity Description:**

Acquisition and rehabilitation of 6 housing units that have been abandoned or foreclosed upon for ultimate resale to qualified households whose income is between 51 and 120% of area median income.

**Location Description:**

- 140 E. 16th Chicago Heights, IL.
- 150 E. 16th Chicago Heights, IL.
- 152 E. 16th Chicago Heights, IL.
- 1603 Center St. Chicago Heights, IL.
- 1607 Center St. Chicago Heights, IL.
- 1611 Center St. Chicago Heights, IL.

**Activity Progress Narrative:**

All six properties are complete and listed for sale.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	0	0/6



	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/6
# of Singlefamily Units	0	0/6

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	0/0	0/6	0
# Owner Households	0	0	0	0/0	0/0	0/6	0

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

<b>Grantee Activity Number:</b>	<b>N11-05-B</b>
<b>Activity Title:</b>	<b>Maywood/PLCCA</b>

**Activity Category:**

Acquisition - general

**Project Number:**

N11

**Projected Start Date:**

10/31/2011

**Benefit Type:**

( )

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

Acquisition/Rehabilitation

**Projected End Date:**

03/01/2014

**Completed Activity Actual End Date:**
**Responsible Organization:**

Proviso Leyden Council for Community Action Inc.

**Overall**

	<b>Oct 1 thru Dec 31, 2012</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$407,392.06
<b>Total Budget</b>	\$705,491.48	\$407,392.06
<b>Total Obligated</b>	\$0.00	\$0.00
<b>Total Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$0.00
Proviso Leyden Council for Community Action Inc.	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

Acquisition of 22 units to be rehabbed using HOME Funds for rental to qualified households whose income is 50% or less of area median income.

**Location Description:**

- 1830-1898 S. 5th Ave. Maywood, IL

**Activity Progress Narrative:**

Negotiating deal structure.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	0	0/22
	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Housing Units</b>	0	0/22

# of Multifamily Units

0

0/22

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Permanent Jobs Created	0	0	0	0/0	0/0	0/1	0

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

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